

Written Public comment for the County of Santa Cruz Planning  
commission meeting on March 27, 2024

Item #8 **231271 1417 Harper Street Santa Cruz 95062 APN: 026-531-13**

Cyril Michel, Alice Michel, resident 1419 Harper str

Barbara Kratz, resident 1421 Harper str

Jean-Yves Michel, Margaret Michel, resident and owner 1419/1421 Harper str

Contact: [cyriljmichel@gmail.com](mailto:cyriljmichel@gmail.com), (831) 419-1061

[bkratz53@aol.com](mailto:bkratz53@aol.com), (202) 577-9633

## COUNTY OF SANTA CRUZ



### DESIGN CRITERIA

CONTAINING STANDARDS FOR  
THE CONSTRUCTION OF

STREETS  
STORM DRAINS  
SANITARY SEWERS  
WATER SYSTEMS  
DRIVEWAYS

WITHIN THE UNINCORPORATED PORTION OF  
SANTA CRUZ COUNTY

## Excerpt from the construction standard for Santa Cruz County

points along channels and creeks within the project area. Legibility of markings and signs must be maintained by the property owner.

c. Safe Stormwater Overflow Requirements

All development and redevelopment projects, including discharges from pumped systems, shall clearly show that the proposed drainage patterns will not result in diversion of stormwater and will not adversely impact neighboring properties or damage drainage pathways.

d. Hydrology Requirements

See Section I – Hydrology – Minimum Design Requirements

e. Hydraulic Requirements

See Section J - Hydraulic Requirements

f. Storm Drainage Facilities Standards and Requirements

See Section K – Storm Drain Facilities

g. Impervious Area Fees

If the project is located in Santa Cruz County Flood Control and Water Conservation



## Staff Report to the Planning Commission

Application Number: **231271**

Applicant: Jamie Bushong

Owner: Atri Macherla

APN: 026-531-13

Site Address: 1417 Harper Street, Santa Cruz, CA

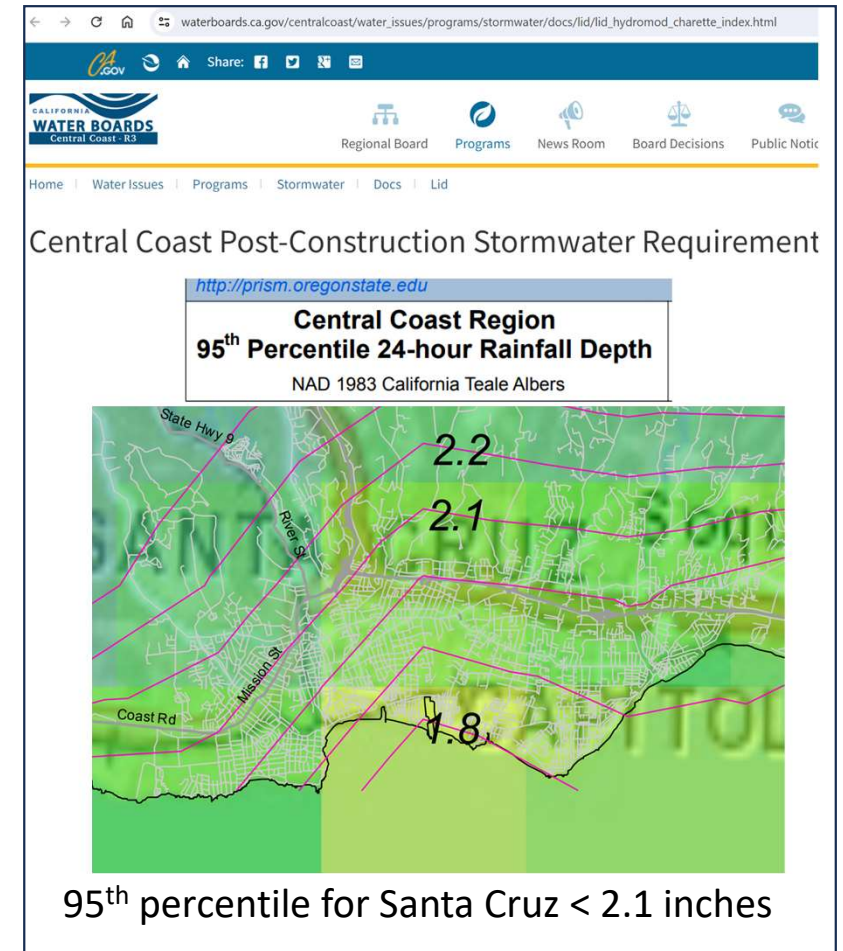
Agenda Date: March 27, 2024

Agenda Item #: 8

Time: After 9:30 a.m.

From exhibit D, page 33

		A	B	TOTAL
PROPOSED	TOTAL AREA	23,253	1,235	<b>24,488</b>
	IMPERVIOUS AREA	16,960	0	16,960
	ROOF	7,311	0	7,311
	AC	5,318	0	5,318
	CONCRETE	4,331	0	4,331
	LANDSCAPE/NATURAL AREAS	6,293	1,235	7,528
	REQ. TREATMENT AREA (BASED ON 4% RULE)	678	0	678
	RUNOFF COEFFICIENT	0.72	0.25	0.70
	TIME OF CONCENTRATION	10	10	10
	RAINFALL INTENSITY (10YR)	2.1	2.1	2.1
RUNOFF RATE (CFS)		0.812	0.015	0.827
(25 YR)		0.974	0.018	0.992
(50 YR)		1.096	0.020	1.116
(100 YR)		1.218	0.022	1.240



Assumption by 1417 Harper developers and recommendation by CA waterboards for the maximum daily rainfall: **2.1 inches based on 1983 statistical data**



# Weather Cat

Santa Cruz, California, USA

Updated: 2/16/2024 6:51:05pm Humidity: 79% **58°F**

**Navigation**

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- National Radar & Maps
- GRLevel3
- Radar
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- Advisories
- Daily Stats

## Rainfall Reports (in)

Report for Seasonal Year (July 2013 - June 2014)

Data last updated 2/16/2024 5:57 PM.

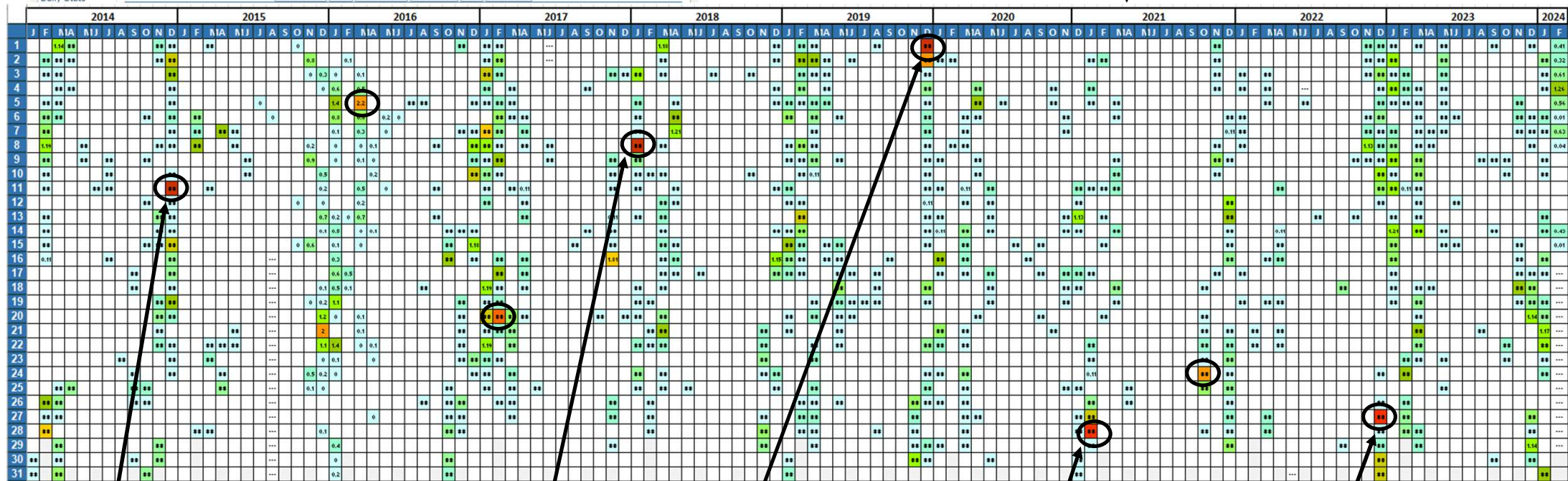
Other Years: 2023 / 2024

☒ Daily Detail
 ☐ Monthly Summary
 ☐ Seasonal Summary

# Statistical data

The following data shows that the 10-year rain intensity figure of 2.1 inches has been hit 8 times in the last 10 years.

Grading work starts on 1500 Capitola rd  
For the Mid-Pen project



Dec 11 2014: 4.14" of rain

Jan 8 2018: 4.45" of rain

Dec 1 2019: 3.02" of rain  
Dec 2 2019: 2.15" of rain

Jan 28 2021: 2.60" of rain

Dec 27 2022: 2.52" of rain

Color Key												
< 0.2	0.25	0.50	0.75	1.00	1.50	1.75	2.00	2.25	2.50	2.75	3.00	>
5	0.50	0.75	1.00	1.25	1.75	2.00	2.25	2.50	2.75	3.00	>	

## Dec 27 2022: 2.52" of rain in Santa Cruz

Pictures taken on Dec 27 at 11:50 AM.

1585 and 1587 Linnea ct patio and garage are flooded

Water is surrounding the 1421 artist studio, 1 inch from flooding

	2022											2023	
	J	J	A	S	O	N	D	J	F	M	A	M	J
1						0.36	0.48	0.01		0.02		0.02	
2						0.03	0.01	1.03				0.66	
3						0.01	0.91	0.04	0.36			0.37	
4	---					0.04	1.06	0.42	0.14			0.01	
5	0.09					0.48	0.24	0.24	0.13			0.02	
6						0.10	0.56			0.02		0.04	0.06
7						0.29	0.01	0.50		0.01	0.24	0.02	
8						1.13	0.40	0.58		0.07	0.01		
9					0.01	0.02	0.04	1.23		0.76			
10						1.25	0.19		0.94				
11						0.96	1.20	0.11	0.13				
12						0.03			0.06			0.04	
13	0.01			0.01		0.20		0.17					
14						1.21		1.25				0.01	
15						0.76						0.01	0.02
16						0.88							
17						0.01							
18			0.67			0.05		0.01	0.08				
19						0.13		0.67					
20								0.01					
21								1.33					
22								0.62					
23								0.25	0.01			0.01	
24						0.01		1.38					
25												0.01	
26						0.03		0.47					
27						2.52		0.58					
28						0.01		0.64	0.47				
29		0.01				0.36			0.45				
30						1.63							
31						1.73							



Back of 1421 with artist studio



Back of 1421 Harper facing 1417 Harper



Flooded patio, 1587 Linnea ct

artist studio, 1421 Harper

From the back of 1421



	2024				
	S	O	N	D	J F
1	0.01			0.01	0.41
2					0.56 0.32
3					0.04 0.61
4				0.01	1.26
5			0.28		0.56
6			0.36 0.18	0.26	0.01
7			0.01 0.04	0.01	0.63
8				0.01	0.04
9	0.01	0.01		0.02	
10		0.01		0.15	
11					
12					
13				0.46	
14	0.02			0.47	0.43
15		0.17			0.01
16		0.07		0.56	
17		0.16 0.13	0.12	---	
18		1.27 0.78		---	
19		0.01 0.72	0.34	---	
20			1.14	0.59	---
21				1.17	---
22		0.25		1.02	---
23		0.01		0.01	---
24				0.35	---
25					---
26					---
27			0.87		---
28			0.07		---
29			1.14		---
30	0.02		0.47		
31				1.46	

Feb 4 2024: 1.26" of rain in Santa Cruz

Pictures taken on Feb 4 at 11:20 AM  
1587 and 1585 Linnea ct patio 1 inch from flooding



Patio, 1587 Linnea ct      artist studio, 1421 Harper

From the back of 1421



Back of 1421 with artist studio



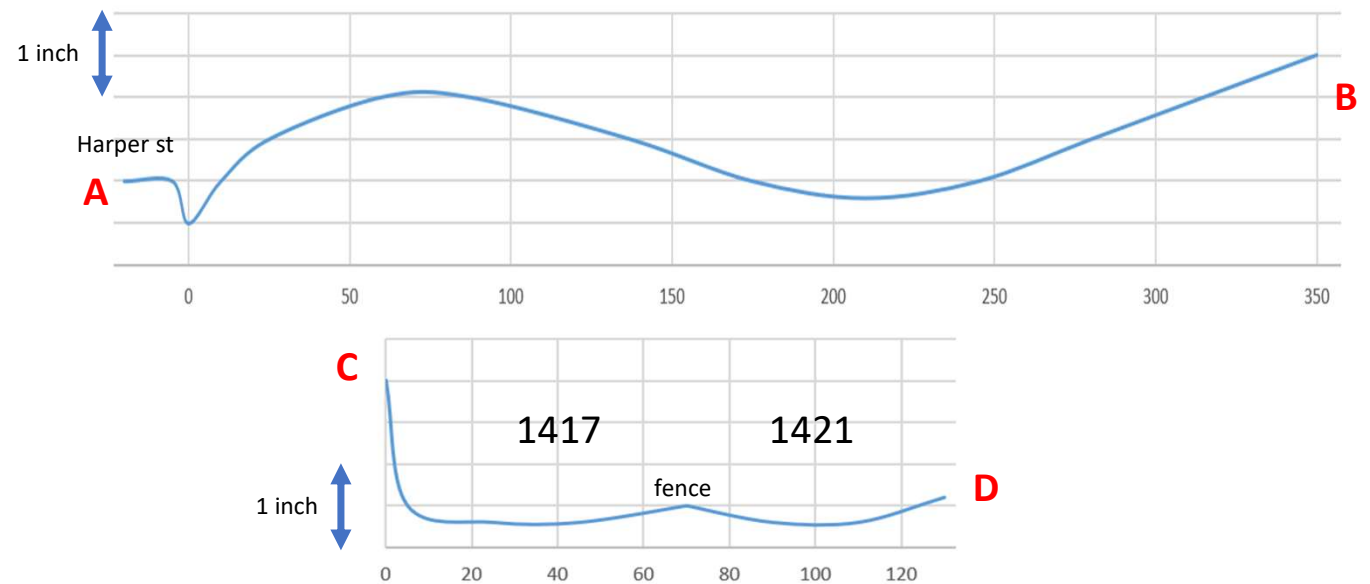
1417 Harper with 1419 in background



Back of 1417 Harper



The back of 1417 and 1421 form a large retention pond during heavy rain event. Grading of 1417 for construction purpose and making it 70% impervious will dramatically increase the risk of serious flooding in 1421 Harper and 1587/85 Linnea ct, even with 1.2 inch of daily rain.



Ground level profiles as measured by surveyors

Therefore:

- The 1417 Harper developer must guarantee that during a heavy rainfall event, all the rain water falling on 1417 is immediately evacuated and does not flow or percolate into 1421 Harper.
- Because of the climate changes, the 1417 Harper developers must base their drainage system on recent year statistical data or on the 25-year or the 50-year points (instead of the current 10-year point) derived from 1983 statistics.



\*\*\*\***CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.\*\*\*\*

My name is Matt Bishop and I am a resident of Santa Cruz County in Aptos. Thank you for the opportunity to submit a public comment and communicate my support for the County's work on low-impact camping (#7). I am excited to see Santa Cruz support compatible uses like camping that will create economic opportunities for rural landowners and increase visitor access to outdoor recreation and our county's natural resources in a sustainable way.

As a child growing up in Stockton, CA some of my most fond memories were camping with my family at Sunset SB every summer. Fast forward 25 years or so later we now live on 9 acres in Aptos and saw an opportunity to be able to share our little piece of paradise with others. We have been hosting campers for just over a year and the experience has been fantastic! We have found that the overwhelming majority of campers have the utmost respect for nature and are very grateful to be able to camp on our land. We have met so many wonderful people and families that can create lifelong memories and enjoy all Santa Cruz has to offer whilst not occupying what could be someone's long-term living space by booking on something like Airbnb or VRBO. It's been an absolute pleasure being able to recommend our favorite local places to eat, hike, and site see knowing that it's stimulating Santa Cruz's economy. It has always been a dream of mine to live in Santa Cruz and it's truly a gift to call this place home for me and my family. We live on premise and can manage and facilitate the needs of any of our campers while ensuring they follow all of our rules and local laws. Below are a few comments made by our campers staying at our campsite.

"Such a gorgeous location amidst redwoods and acorn woodpecker roosting grounds. The campsite was clean and well maintained. The views were beautiful. We slept well amidst the sounds of owls and nature galore. The host was so helpful, going out of his way to ensure we had everything we needed. We are looking forward to booking this site again we absolutely recommend it. We went with our 7yr old daughter and she is now hooked. Such a wonderful and perfect introduction to the wonders of camping. We will book for 2 nights next time!" - Sonia B.

"Slice of heaven! Matt is such a hospitable person, which made our stay all that much more enjoyable. The campsite was spectacular. My family and I were amazed with all the surrounding trees and had a great little adventure down the trail. The availability of a campfire was a big plus. We all wished we could've stayed longer and were sad to leave, but we know we'll be back here soon. I highly recommend this spot and telling all your friends and family to come experience this beautiful place. Thanks again Matt for everything. Take care." - Davey P.

“Matt is very lucky to have an exquisitely beautiful home. The camping spot behind his house is in a beautiful forest with many older redwoods and a view looking east to watch the sun rise. It is quiet, and very private. Matt is the perfect host! He is genuinely friendly, responsive to every need, and very helpful. For example, he helped me carry my camping gear coming and going (not easy because I have a lot of stuff!) and he filled my water jug with filtered water from his own filtering system. If you love watching and listening to birds, you are in for a treat. If you like hiking, or even strolling in Redwood forests, there are state parks close by - I recommend Henry Cowell, and the Forest of Nisene Marks is just a few minutes down the road. If you like hanging out at the beach, there are many choices- and you can ask Matt about surfing. I loved camping here, and would love to come back. It was difficult to leave such a peaceful, beautiful place!” - Sarah M.

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Matt Bishop